GEORGETOWN URBAN AREA

AMENDMENT No. 4 TO THE OFFICIAL PLAN FOR THE HALTON PLANNING AREA

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Introduction

Part A - The Preamble does not constitute part of this amendment.

Part B - The Amendment, consisting of the following text and maps (designated Schedule "A" and Schedule "B"), constitutes Amendment No. 4 to the Official Plan for the Halton Planning Area.

Part C - The Appendices does not constitute part of this amendment. These Appendices (I through VIII inclusive) contain the Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, Background Report, Stage II, and Study Report, Stage II, terms of reference for the Georgetown Urban Area Review, relevant Regional Council Resolutions, correspondence and public involvement associated with this amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is:

1. To change the Policy Area designations of certain lands, as shown on Schedule "A" and Schedule "B" attached.

2. To add one new map to the Official Plan, as shown on Schedule "B", and to provide a description of the limits of the Urban Area of Georgetown.

3. To make appropriate references to the new map, shown as Schedule "B", in the Official Plan for the Halton Planning Area.

4. To change the appropriate policies and Tables in the Official Plan for the Halton Planning Area to reflect an enlarged Georgetown Urban Area and increased Georgetown Water Pollution Control Plant capacity.

LOCATION

This amendment consists of nine parts which shall be referred to as Items (1) to (9).

Item (1): The lands affected by this redesignation are shown on Schedule "A" (Map 1: The Regional Concept), and are located both in and adjacent to the existing Georgetown Urban Area in the Town of Halton Hills.

Item (2): A more detailed map of the Georgetown Urban Area, and the lands affected by the redesignation , as shown on Schedule "B" attached, is to be added to the Regional Official Plan for the Halton Planning Area immediately following Part III, Section A2, Map 1: The Regional Concept.

Item (3): A reference to and interpretation of the limits of the five geographic designations and policy Map 1 appears in the second sentence of the

second paragraph following the "Growth Management Policies" heading in Part I (Introduction), Section 9 (Interpretation) of the Official Plan for the Halton Planning Area. A reference to the new Map 1A: Georgetown Urban Area, and its interpretation, is added.

Item (4): A reference to the Urban and Rural Areas, as shown on Map 1, appears in Part III (Growth Management Policies), Section B3 (Settlement), policy a) of the Official Plan for the Halton Planning Area. This policy is amended to also refer to the new Map 1A.

Item (5): The reference to the Urban Areas as shown in Map 1, which appears in Part III (Growth Management Policies), Section C1 (Population), policy a), clause i), is amended to also refer to the new Map 1A: Georgetown Urban Area.

Item (6): Table 1A (Population Capacities for the Urban Areas) in Part III (Growth Management Policies), Section C1 (Population) of the Regional Official Plan is amended to reflect an increased Georgetown equivalent population capacity figure.

Item (7): Table 1B (Distribution of Population by Municipality for 1976, 1986 and 2001) in Part III (Growth Management Policies), Section C1 (Population) of the Regional Official Plan is amended by adding a footnote to the Halton Hills population figure for the year 2001.

Item (8): The Georgetown Water Pollution Control Plant capacity figure in Part III (Growth Management Policies), Section D2, policy 16 of the Regional Official Plan as amended by Amendment No. 2 to the Official Plan for the Halton Planning Area, Sanitary Sewage Disposal and Water Supply Policies, is amended to reflect the revised equivalent population capacity.

Item (9): A description of the limits of the Georgetown Urban Area is added to Part VI (Definitions) of the Official Plan for the Halton Planning Area.

BASIS

This amendment is based on the results and recommendations of a joint study, undertaken by the Regional Municipality of Halton and the Town of Halton Hills, which are contained in three reports: The Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, February 1982; Background Report, Stage II, Halton Hills (Georgetown) Urban Area Review, November 1981; and Study Report, Stage II, Halton Hills (Georgetown) Urban Area Review, May 1982 and which constitute Appendix I, Appendix II and Appendix III, respectively, of this amendment.

The Georgetown Urban Area Review Study was undertaken primarily to resolve two major issues relating to the Georgetown Urban Area designation in the Regional Official Plan, as approved on August 1, 1980 by the then Minister of Housing. Firstly, the Official Plan for the Halton Planning Area designates on Map 1: The Regional Concept an Urban Area for Georgetown within which fully serviced urban development may proceed. Since this policy Map 1 does not facilitate a detailed interpretation of the exact boundary location, the Region prepared this amendment to provide a clearly delineated and well defined Urban Area for Georgetown.

Secondly, a number of landowners with property situated adjacent to and outside the Georgetown Urban Area, who wanted to develop their lands for urban purposes, objected to the designation on their lands and wished to have the Urban Area of Georgetown expanded to include their lands. At the Region of Halton's request in December 1979, the Minister of Housing agreed to defer his decision to either approve or refer to the Ontario Municipal Board several items in the Regional Official Plan relating to the Georgetown Urban Area while the Region of Halton and the Town of Halton Hills undertook a study to resolve these issues.

Early ir 1980 (refer to Appendix IV), the Region of Halton and the Town of Halton Hills struck a Steering Group (The Halton Hills Urban Areas Review Steering Group) consisting of Local and Regional Councillors and Staff of various departments and the Ontario Ministry of the Environment to oversee studies related to the Acton and Georgetown Urban Areas.

The Georgetown Urban Area Review was divided into two parts. One of the greatest constraints to extending the Urban Area of Georgetown beyond that approved in the Regional Official

Plan is the limited capacity of the Georgetown sewage treatment plant being approved for an equivalent population of 30,000, which is also constrained by the limitations imposed by the receiving stream's capacity for effluent dilution and assimilation. It was also suspected that perhaps existing and committed development had been allocated most of the available sewage treatment plant capacity.

The first part (Stage I) of the Study was therefore a comprehensive review and evaluation of the Georgetown sewerage and sewage treatment system to analyze its performance and identify means of improving the system with a view to increasing the capacity of the sewage treatment plant without exceeding the assimilative capacity of the receiving stream (refer to the Terms of Reference of this Study in Appendix V).

This Stage of the study was undertaken over a period of one year, as requested by the Ontario Ministry of the Environment, in order to monitor the performance of the sewage treatment plant and system, as well as the receiving stream during each of the four seasons under varying conditions. The results of this Stage I Study (refer to Appendix I) indicate that it is possible to improve the Georgetown sewerage and sewage treatment system and expand the sewage treatment plant to an equivalent population of 40,000. The Ontario Ministry of the Environment Staff have been involved throughout this Stage I Study (a representative also sat on the Steering Group) and have agreed in principle with the Study results regarding the feasibility of expanding the Georgetown sewage treatment plant (refer to Appendix VI). The Georgetown sewage treatment plant expansion will be reviewed and considered by the Ministry of the Environment through the regular process after the final design details have been submitted.

The second part of the Georgetown Urban Area Review (Stage II) involved planning and other engineering aspects of the Study. Its purpose was to determine the equivalent population and existing and committed development in Georgetown and to translate any surplus sewage treatment capacity identified during the Stage I Study into future development and an Urban Area boundary recommendation for Georgetown (the Terms of Reference for this Stage II Study are included in Appendix VII).

After consideration of input received from the public meeting which was held on March 18, 1982 in Georgetown, an expanded Urban Area for Georgetown, to accommodate a population of 40,000, was recommended (the results of this Stage II Study are contained within two reports: The Background Report, Stage II, Halton Hills (Georgetown) Urban Area Review, November 1981, and the Study Report, Stage II, Halton Hills (Georgetown) Urban Area Review, May 1982 and form Appendix II and III, respectively of this amendment).

This amendment to the Official Plan for the Halton Planning Area has been prepared, as indicated in Part A: The Preamble under "PURPOSE" to generally enlarge the Urban Area designation of Georgetown, to include a new map with appropriate references, to describe the limits of the Urban Area, and to change policies in the Regional Plan related to an enlarged Georgetown Urban Area and increased Georgetown sewage treatment plant capacity.

Part III, Section C1, Table 1B (Distribution of Population by Municipality for 1976, 1986 and 2001) of the Regional Official Plan indicates that the Halton Hills share of the Region's population for 1986 and 2001 is 45,000 and 50,000, respectively. While the comprehensive Sewerage and Sewage Treatment Study results indicate an expanded Georgetown sewage treatment plant capacity of 40,000 equivalent population is feasible, the figures in Table 1B are not being revised as the Halton Hills 2001 population figure of 50,000 is not considered inconsistant with the revised population capacity figure of 40,000 for the Georgetown Urban Area.

While it is the Region's responsibility to designate Urban and Rural Areas for Halton (Part III, Section B3, policy a)), the Regional Plan also states that Area Municipalities are to deal with their local environments to best express their own individualities and to direct development in accordance with local desires (Part I, Section 8). Section A2 policy b), clause i) of the Regional Plan states that:

> "Urban Areas, within which urban development, amenities and services shall be concentrated and within which Area Municipalities, in their Official Plans, are required to prescribe land uses and policies for, among other things, population growth, phasing, housing, business areas, and supporting activities (e.g.

community facilities, transportation, etc.) in conformity with the policies of this plan."

A substantial portion of the Urban Area is developed or currently committed to some form of urban development. As there are servicing and physical constraints to development to the east of the existing community, (e.g. the Credit River) and to the north of the existing community (e.g. Highway #7) growth was recommended to be most feasible to the west and south of the existing community. The availability of developable land in this area is also limited by existing rural development, as well as by environmentally sensitive areas, woodlots and flood plains.

The amount of additional land required to accommodate an urban population of 40,000 for Georgetown has been based on, among other factors, maintaining the low density rural-type character of the existing Georgetown community and providing a suitable allowance for development area choice. This is in part premised on the Region's Goal (Part II, Section A.1)

> "to manage growth in accordance with the Region's desire to improve and maintain Regional unity, retain local community identity and maintain a high quality natural environment".

While the growth of Georgetown is desireable, much of the additional land required for future development for an Urban Area population of 40,000 in Georgetown is also considered agricultural. However, the Regional Official Plan, which endorses the Ontario Food Land Guidelines, 1978, contains a number of policies to ensure that such land remains in agricultural use until such time as it is required for urban purposes. Part IV, Section A3 of the Regional Plan states that the policy of the Region is to:

> "3d) Recognize and protect Farm Lands located within the Rural Area as a long-term use and recognize and protect those Farm Lands located within the Urban Area as an interim use."

In addition, the Regional Plan in Part IV, Section A8 specifically:

"a) Requires that local Official Plans

i) include phasing strategies showing approximate targets dates when Urban Area Farm Lands will be required for urban uses."

The new Urban Area for Georgetown, proposed in this amendment, has been established using physical features, such as rivers, roads and railway tracks, as well as lot and concession lines, and measurements which clearly establish an Urban Area for Georgetown.

On the above basis, the Official Plan for the Halton Planning Area is being revised by this Amendment No. 4.

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and attached maps designated Schedules "A" and "B", constitutes Amendment No. 4 to the Official Plan for the Halton Planning Area.

DETAILS OF THE AMENDMENT

The Official Plan for the Halton Planning Area is amended as follows:

Item (1):

The areas indicated on the attached Schedule "A" of the Official Plan Map 1: The Regional Concept and also shown on Schedule "B" as Area 1 is redesignated from:

"Rural Area" to "Urban Area".

Item (2):

The attached map labelled as Schedule "B" is added to the Official Plan immediately following Part III, Section A2, Map 1: The Regional Concept.

Item (3):

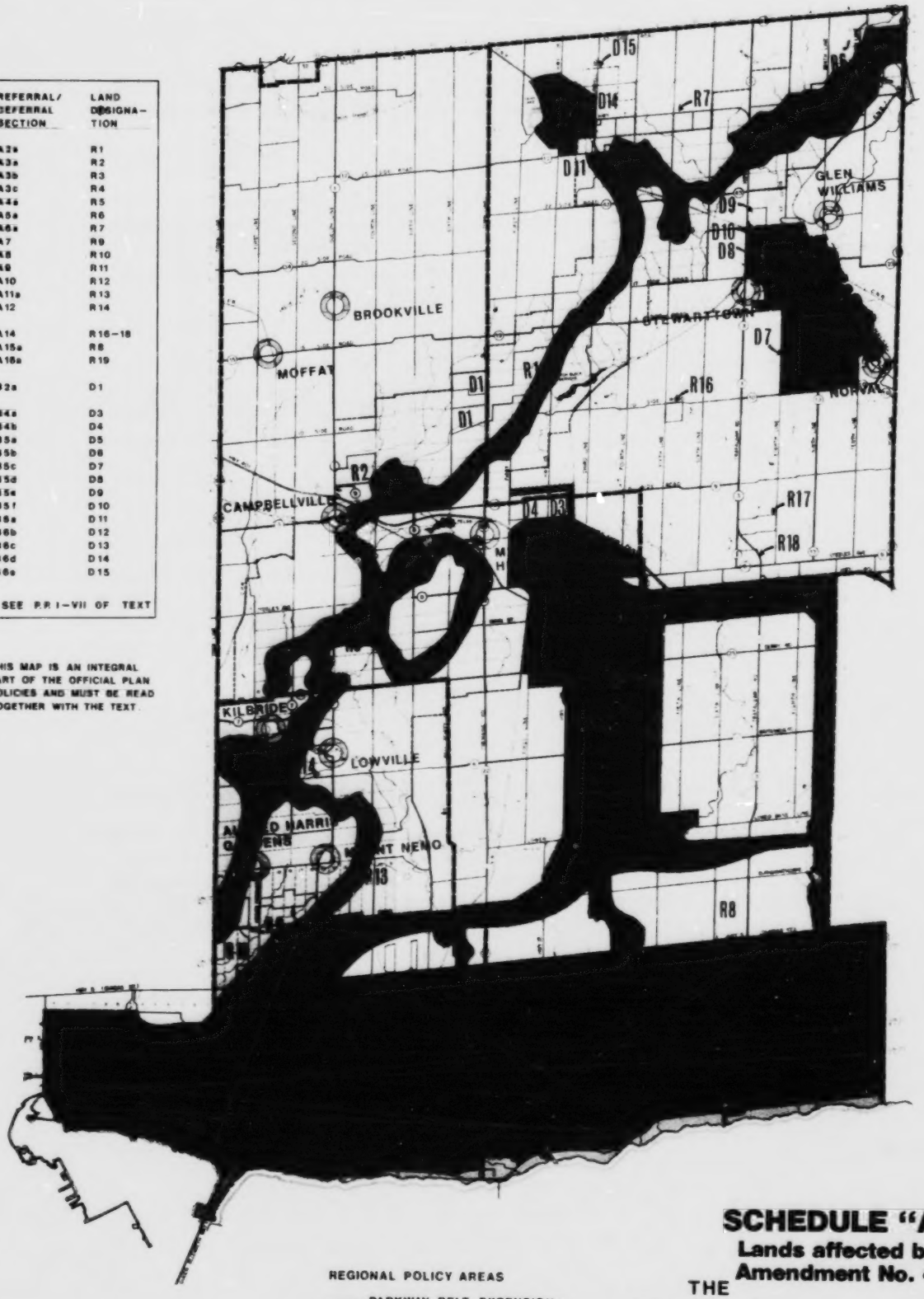
Part I (Introduction), Section 9 (Interpretation) of the Official Plan for the Halton Planning Area is hereby amended following the second sentence of the second paragraph after the heading "Growth Management Policies" by adding the paragraph:

"Map 1A: Georgetown Urban Area, illustrates in greater detail the Urban Area, commonly known as Georgetown in the Town of Halton Hills, as shown on policy Map 1. All appropriate policies and references to Map 1 in this Plan are also to be applied to Map 1A. The limits of this Urban Area, as

REFERRAL/ DEFERRAL SECTION	LAND DESIGNATION
A2a	R1
A3a	R2
A3b	R3
A3c	R4
A4a	R5
A5a	R6
A6a	R7
A7	R9
A8	R10
A9	R11
A10	R12
A11a	R13
A12	R14
A14	R16–18
A15a	R8
A16a	R19
B2a	D1
B4a	D3
B4b	D4
B5a	D5
B5b	D6
B5c	D7
B5d	D8
B5e	D9
B5f	D10
B6a	D11
B6b	D12
B6c	D13
B6d	D14
B6e	D15

*SEE P.P. I–VII OF TEXT

THIS MAP IS AN INTEGRAL PART OF THE OFFICIAL PLAN POLICIES AND MUST BE READ TOGETHER WITH THE TEXT.



SCHEDULE "A"

Lands affected by Amendment No. 4

THE REGIONAL CONCEPT 1

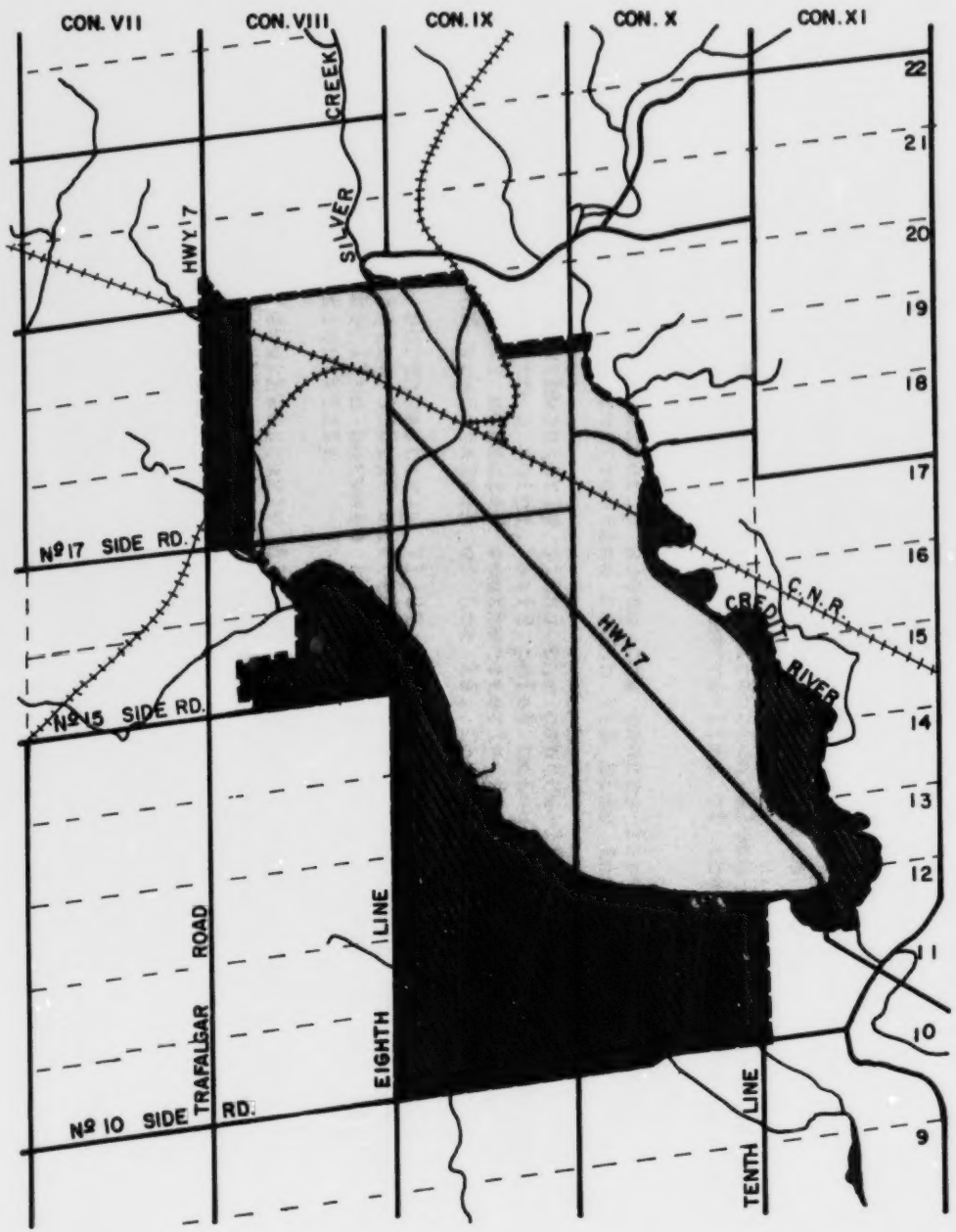
AREA 1

REGIONAL POLICY AREAS

- -PARKWAY BELT EXTENSION- PUBLIC USE AREA
- COMPLEMENTARY USE AREA
- -NIAGARA ESCARPMENT- SCARP PROTECTION AREA
- COMPLEMENTARY USE AREA
- URBAN AREA
- WATERFRONT AREA
- HAMLETS RURAL

PROVINCIAL POLICY AREAS

- PARKWAY BELT
- BOUNDARY OF NIAGARA ESCARPMENT COMMISSION'S PROPOSED PLAN



SCHEDULE "B"

Amendment No. 4 to the Official Plan for the Halton Planning Area.

MAP 1A

GEORGETOWN URBAN AREA

0 1 2
KILOMETRES.

EXISTING GEORGETOWN URBAN AREA.

AREAS AFFECTED BY THIS AMENDMENT

PROPOSED REDESIGNATION

AREA 1
from "RURAL AREA" to "URBAN AREA"

PROPOSED GEORGETOWN URBAN BOUNDARY.

described in Part VI, are to be viewed as firm and are not to be changed except by formal amendment to this Plan."

Item (4):

Part III (Growth Management Policies), Section B3 (Settlement), policy a) is hereby amended immediately following the words "as shown on Map 1" by adding the words: "and Map 1A".

Item (5):

Part III (Growth Management Policies), Section C1 (Population), policy a), clause i) is hereby amended immediately following the words "as shown in Map 1, The Regional Concept" by adding the words:

"and Map 1A, Georgetown Urban Area"

Item (6):

Part III (Growth Management Policies), Section C1 (Population), Table 1A (Population Capacities for the Urban Areas) is hereby amended by deleting the line "Georgetown 30,000 max.***" and replacing it with the line:

"Georgetown 40,000 max.***".

Item (7):

Part III (Growth Management Policies), Section C1 (Population), Table 1B (Distribution of Population by Municipality for 1976, 1986 and 2001) is amended by deleting the line "Halton Hills 34,200 45,000 50,000" and replacing it with the line:

"Halton Hills 34,200 45,000 50,000**"

and by adding a footnote immediately following the phrase "as the Order-in-Council makes it clear that a population figure of 200,000 is a population capacity figure" as follows:

"*** This figure is not considered inconsistent with the figures for Georgetown and Acton, as provided in Table 1A, since the Table 1A figures represent population capacities for the Urban Areas of Georgetown and Acton."

Item (8):

Part III (Growth Management Policies), Section D2, Policy 16 of the Official Plan for the Halton Planning Area and as amended by Amendment No. 2, Sanitary Sewage Disposal and Water Supply Policies, is hereby amended by deleting the line "(Georgetown Plant) 30,000" and replacing it with the line:

"(Georgetown Plant) 40,000".

Item (9):

Part VI (Definitions) is amended after definition "16 a. FORESTRY" by adding the following:

"16b. GEORGETOWN URBAN AREA means that area described by the following limits:

COMMENCING where the line between Concession X and XI intersects the centre-line of No. 10 Side Road;

THENCE in a southwesterly direction along the centre-line of No. 10 Side Road to the centre-line of the road known as the Eighth Line;

THENCE northwesterly along the centre-line of the Eighth Line to the centre-line of No. 15 Side Road;

THENCE southwesterly along the centre-line of No. 15 Side Road to a point, said point being distant 358.28 metres (1,175.47') measured southwesterly from the line between the east and west halves of Lot 16, Concession VIII;

THENCE northwesterly 71.02 metres (233') to a point, said point being 358.28 metres (1,175.47') measured southwesterly from the line between the east and west halves of Lot 16, Concession VIII;

THENCE southwesterly 61 metres (200') more or less to a point in the northeast limit of an existing 6.10 metres (20') laneway;

THENCE northwesterly along the northeast limit of said laneway 306.29 metres (1,004.89') to a point;

THENCE northeasterly in a line parallel to the southeasterly limit of Lot 16, Concession VIII, 419 metres (1,375) more or less to the line between the east and west halves of Concession VIII;

(These latter four measurements complement Amendment No. 17 to the Official Plan (formerly the Township of Esquesing Official Plan) of the Halton Hills Subsidiary Planning Area and known as the Stewarttown Secondary Plan.)

THENCE northwesterly along the line between the east and west halves of Lots 16 and 17, Concession VIII to a point where said line intersects the northwest bank of Black Creek;

THENCE westerly 250 metres (820') more or less to a point on top of bank;

THENCE westerly along top of bank 114.91 metres (377') to a point;

THENCE northwesterly along top of bank 105.16 metres (345') to a point;

THENCE westerly 85.04 metres (279') along top of bank to a point;

THENCE westerly 199 metres (653') more or less to a point in the centre-line of the Road Allowance between Lots 17 and 18, said point being distant 120 metres (393') more or less measured northeasterly along said Road Allowance from the centre-line of Trafalgar Road;

THENCE southwesterly along the centre-line of the said Road Allowance to the centre-line of Trafalgar Road;

THENCE northwesterly along that centre-line to the intersection of the centre-lines of Trafalgar Road and Highway No. 7;

THENCE easterly along the centre-line of Highway No. 7 to a point where the said centre-line intersects the northwesterly limit of Lot 20, Concession VIII;

THENCE in a northeasterly direction along the northwesterly limit of Lot 20 to a point where the said limit intersects the railway tracks of the Canadian National Railway in Concession IX;

THENCE in a southeasterly direction along said railway tracks to a point where the tracks intersect the line between Lots 19 and 20, Concession IX;

THENCE northeasterly along said line to the centre-line of the Credit River in Concession X;

THENCE generally southeasterly following the centre-line of the Credit River to the confluence of the Credit River and the Silver Creek;

THENCE generally westerly following the centre-line of the Silver Creek to a point where the centre line of the Silver Creek intersects the line between Concessions X and XI;

THENCE southeasterly along said line to the point of commencement."

PART C - THE APPENDICES

The following Appendices do not constitute part of Amendment No. 4, but are included as information supporting the Amendment.

Appendix I	Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, February 1982. (under separate cover)
Appendix II	Background Report, Stage II, Halton Hills (Georgetown) Urban Area Review, November 1981 (under separate cover and included as Appendix D in the Sewerage and Sewage Treatment Study Report)
Appendix III	Study Report, Stage II, Halton Hills (Georgetown) Urban Area Review, May 1982 (under separate cover)
Appendix IV	Composition of the Halton Hills Urban Areas Review Steering Group
Appendix V	Terms of Reference for Halton Hills (Georgetown) Urban Area Review Stage I Study
Appendix VI	Correspondence from the Ministry of the Environment
Appendix VII	Terms of Reference for the Georgetown Urban Area Review Stage II Study
Appendix VIII	Public Consultation

APPENDIX I - under separate cover

(Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, February 1982)

APPENDIX II - under separate cover

(Background Report, Stage II, Halton Hills (Georgetown) Urban Area Review November 1981.

APPENDIX III - under separate cover

(Study Report, Stage II, Halton Hills (Georgetown) Urban Area Review
May 1982

APPENDIX IV

(Composition of the Halton Hills Urban Areas Review Steering Group)

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE March 5, 1980

Moved by: E. Wood Seconded by: D. Gordon

1. THAT the terms of reference for a study of the Halton Hills, Urban Areas, submitted in conjunction with D.R.P. 21/80 dated 80 02 13, be approved.

2. THAT a Steering Group consisting of:

   a) Mayor of the Town of Halton Hills,

   b) Chairman of Subsidiary Planning Committee, Town of Halton Hills,

   c) Chairman of Halton Regional Council

   d) Chairman of Planning Committee, Region of Halton, and representatives from:

      a) Planning Department, Town of Halton Hills

      b) Engineering Department, Town of Halton Hills

      c) Planning Department, Region of Halton

      d) Public Works Department, Region of Halton

      e) Business Development Department, Region of Halton

      f) Ministry of Environment, Ontario

   be formed to direct the above study.

3. THAT the Steering Group invite several consultants (or consortiums of consultants) to submit a proposal detailing study approach, tasks to be performed, and cost estimates for the study.

"J. N. RAFTIS"
CHAIRMAN

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
Regional Clerk

APPENDIX V

(Terms of Reference for the Georgetown Urban Area Review Stage I Study)

REGIONAL MUNICIPALITY OF HALTON

HALTON HILLS (GEORGETOWN) URBAN AREA REVIEW

SEWERAGE AND SEWAGE TREATMENT TERMS OF REFERENCE

Introduction

The present Georgetown sanitary sewage system consists of approximately 45 miles of sanitary sewers ranging in size from 8" to 30", 3 sewage pumping stations within the collection system, a main sewage pumping station at the plant site, and a plant with a design capacity of 3.0 mgd.

Serious infiltration problems exist in the collection system and it is desirable to confirm the plant's treatment capacity before the treatment plant reaches design capacity. Therefore, an assessment of the Georgetown sanitary sewage collection system is required. This assessment is to include the determination of existing sewage flows in the system and the location of point inlet infiltration water that could be readily eliminated. Utilizing information on population, commercial floor areas, industrial floor areas, and gross land area, determine the present residential, commercial and industrial sewage flows for average and maximum day, and peak hour. Conduct tests at the sewage treatment plant to determine the effluent quality obtainable when the plant is operated at 3.0 mgd average daily flow, and also for maximum day and peak hour following the current design basis for the plant. Determine the sewage flows possible in the present plant while still maintaining an effluent quality suitable for discharge to Rogers Creek and also the plant expansion possible. The current design was based on an average day sewage flow of 3.0 mgd with an effluent BOD of 10 mg/L. Report and plans by Proctor & Redfern Limited, dated April 1977 and February 1979 and by Philips Planning and Engineering Limited are available from the Region. These documents provide a complete description of the sewerage system. In addition, Simcoe Engineering are currently conducting an assessment of sewage plant sludge disposal for the Region, and Regional staff have reported on repairs carried out to reduce infiltration to the sanitary sewer system. Also the Ministry of the Environment has completed an assessment of the present plant discharge and its effect on Rogers Creek during 1979.

The following scope of work is a brief summary of the extent of the investigation to be completed. The study proposal should not include an allowance for laboratory testing. Instead, following the selection of the consultant, the consultant is to submit a complete testing schedule to the committee. The Ministry of the Environment staff will assess the current work load at the Ministry's laboratory and it is possible that this work could be carried out at no cost to the project. It is the consultant's responsibility, however, to deliver the samples to the lab and to arrange for the testing program.

Objectives of the Study

The sewerage and sewage treatment section of the study is required to demonstrate the population increases possible in the Georgetown urban area whilst consistently maintaining a level of performance at the pollution control plant, operating at plant design flow, which would produce an effluent quality within the assimilative capacity of the receiving stream, and in addition, maintain surface water quality goals, policies, and other objectives of the Ministry of the Environment.

The monitoring and testing of flow through the plant and in the receiving stream to take place over a time period of sufficient duration to ensure that the required level of performance can be achieved on a year-round basis.

The present equivalent population, i.e. with industrial and commercial development considered to be equivalent to 15 residents per acre, has been set to a maximum of 30,000 persons by the Ministry of the Environment pending the more detailed study envisaged in this report. The work of the study set out in greater detail below is required to indicate the following:

(a) Increased equivalent population, if any, which can be permitted with the existing pollution control plant.

(b) Further increases in equivalent population which can be permitted using additional waste water purification techniques permitted under current M.O.E. regulations.

Scope of Work

1. A meeting will be arranged by the consultant with the committee to review, amend as required, and finalize the complete work program, including the scheduling of all work items, monitor and testing techniques, etc. The consultants will provide a schedule of sampling and testing to be carried out at the plant for review. The Ministry will then determine its capability in carrying out the laboratory analysis. In addition, it is known that the treatment plant does not include the necessary measurement/control features to enable monitoring and regulating the sewage flows and the return sludge flows. Temporary equipment will have to be installed by the consultant for this work.

2. Direct all sewage flows to plant B and determine the treatment efficiency under different flow conditions. Determine the treatment achieved in the primary, aeration, final settling and filtration plant process, under the different flow conditions and the actual organic loadings.

The Region will assist the consultant in the operation of the plant under the test conditions, and in the collection of samples testing. However, the consultant is expected to provide expert staff as required for the control of particular plant functions that would require more than the normal time and knowledge afforded by the operational personnel. Further, it should be noted that regional operating staff are in attendance at the plant from 7:30 a.m. to 4:00 p.m. Monday through Friday, and from 7:30 a.m. to 11:30 a.m. on weekends and holidays.

The objective is to determine the capability of the plant to continue to perform under design flow condition. Also, it is a prerequisite to the establishment of the additional treatment units required, should it be concluded that the plant can be further expanded.

In addition, the plant test program shall be sufficient to demonstrate the rate of build-up of nitrifying bacteria in the Spring months and that the system continues to perform adequately during the low Summer and Fall stream flow conditions.

3. During the full scale plant tests, the consultant shall carry out tests as appropriate to monitor the upstream and downstream water quality in Rogers Creek and in the Credit River below the confluence.

4. Review the work being concluded by Simcoe Engineering on sludge disposal for the Region and determine the requirements applicable for the Georgetown plant at 3.0 mgd, and for any expansion beyond 3.0 mgd.

5. Determine the extent of by-passing at the main sewage pumping station on the plant site by installing an appropriate flow measuring device in the by-pass sewer. Also, the sewage flows in the Rogers Creek and the Flamingo Court trunk sewers are to be monitored. The Rogers Creek trunk services areas 5 to 19 (as described in the P & R Report) comprising approximately 853 acres, the older section of Georgetown, and the Flamingo Court sewer serves areas 1 to 4 which include the lands south-east of Sargent Road and Mountainview Road with an area of approximately 665 acres. Area 4 includes the existing industrial development.

6. Monitor the sewage flows at the Armstrong Avenue sewage pumping station which serves area 4, the John Street station which serves area 16, and the Moore Park station which serves area 10.

7. Monitor sewage flows in manhole 1 (at the old S.T.P. site) on the Rogers Creek trunk sewer and compare to the sewage flows received at the plant pumping station to determine if there is a significant amount of infiltration along this section of the trunk. Check tops of three manholes, upstream from

present plant to confirm that overflows cannot occur at these locations. A similar check is required for the Flamingo Court trunk sewer across the Rogers Creek valley.

It is expected that with the completion of items 5, 6 and 7, the extent of by-passing at these locations will be known and that the consultant will determine those where realistic corrective measures should be instituted.

8. Determine the population served by the Georgetown sewage system utilizing the most recent data sources available, such as assessment information. (Note that the Halton Hills Planning Department may now have current figures) Also determine the population served by the John Street and Moore Park sewage pumping station and the commercial floor area in these service areas.

9. Determine the existing total commercial floor area and industrial floor area plus the developed industrial land area. (Note that the Halton Hills Planning Department may now have current figures.)

10. Determine the water consumption, from Regional Public Works Department staff, for commercial and industrial uses for average day, and maximum day per month, and the total water consumption for Georgetown for average day, maximum day per month, and peak hour for 1975 to present.

    Examine the water consumption charts for 1979 to determine the correlation if any, with the total sewage flows for 1979 on a daily and peak hour per day basis for wat and dry periods. Note that S.T.P. flow meter records are not accurate prior to September, 1978. The M.O.E. has stream flow data for the station located on Rogers Creek downstream from the plant.

11. Determine the changes to industrial development since September 1976, including water consumption for major users for 1976, 1977, 1978 and 1979.

12. Previous consultant reports have confirmed the existence of significant infiltration flows into the sanitary collection system. This item includes an examination of previous reported conditions, discussions with Region Operations and Maintenance staff, and a comparison of past and present conditions. The Region has carried out most of the recommended repairs to the system, and it is necessary that these be documented.

    (a) Check for the existence of overflows between manhole #9 and the storm sewer in Area 1 on the Flamingo Court trunk. If this overflow continues to exist, it should be plugged for the duration of the monitoring program in this study.

(b) Check the condition of manhole 274 top in Area 10 to see that it has been sealed against the entry of surface drainage water.

(c) Check the infiltration into manhole 791 on Sinclair Avenue in area 4.

(d) Confirm if the catchbasin on Chipper Court is connected to the sanitary sewer in Area 5.

(e) Confirm if the catchbasin is still connected to manhole 101 on Pauline Street in area 6.

(f) Confirm if significant infiltration exists between manhole 76 and manhole 77 in area 6.

(g) Confirm the location of the top of manhole 72 and check if it is still subject to flooding and infiltration.

(h) Confirm the presence of infiltration for the cluster of manholes at the intersection of Hwy. 7 and Maple Avenue.

(i) Confirm if surface drainage water continues to flow into the system via the connection to the Domtar sewage lagoon in area 16.

(j) Confirm the condition of the manhole north of the CNR on the Rogers Creek trunk.

(k) Confirm the condition of the brick work and cover for manhole 2 in area 19.

(l) Confirm the condition of the Rogers Creek trunk sanitary sewer between Ewing Street and CNR embankment. Infiltration was previously excessive in this section.

(m) Confirm the condition of the Princess Anne Drive sanitary sewer and the discharge point of the hospital footing drain sump pump.

(n) Confirm the drainage problem at manhole 87.

(o) Confirm the extent of infiltration from the abandoned stub sewer at manhole 22 on Princess Anne Drive.

(p) Confirm the continuation of the high sewage flows in the Mill Street service area (area 9), Park Street (area 8), John Street (area 14), and John Street (area 16).

(q) Inspect and record the extent of repairs to existing low manhole tops, bases and benching since September, 1976.

(r) Confirm the existence of an overflow between the sanitary and storm sewers at the intersection of Delrex Blvd. and Weber Drive.

(s) Confirm the flooding/infiltration condition at manhole 17, 51, 52, 53 on the Rogers Creek trunk.

(t) Review the situation with the Meadow Glen Mushroom Company, the water quantity and quality discharged to the sanitary sewers, and the resultant impact if the water were discharged evenly throughout the day.

13. Determine the current per capita residential and institutional sewage flows for average day, maximum day and peak hour. Also project the time during the day when peak hour is most likely to occur due to domestic sewage flows. Determine the per capita average daily sewage flows for areas 10 and 16.

14. Determine the current commercial and industrial sewage flows on a floor area basis and industrial gross developed land area as appropriate for average and maximum day. Also, project the time during the day when peak hour flows are most likely to occur for commercial and industrial development.

15. Determine the residential per capita sewage flow, based on the system total sewage flow for existing conditions.

16. Identify locations of points of infiltration where corrective measures could be readily undertaken and recommend the corrections that should be carried out.

17. Based on the findings in items 12 and 16, project the wet and dry weather infiltration flows that could be eliminated if corrective measures were carried out. It should be noted that "credit" for the elimination of flows would only be considered after the necessary repairs have been completed and inspected after a period of time.

18. Project the resultant system total flows if the identified corrective measures as determined in item 16 were carried out and the resultant overall residential per capita sewage flows based on the total system use (relate total system sewage flows to actual serviced population).

19. In completing items 8 to 18 inclusive, it is expected that the consultant will have sufficient data to detail the current sewage flow generation rates for different land uses. Further, that recommendations will be presented concerning additional measures that, if implemented, would reduce the sewage flows to the plant. The consultant will recommend sewage flow generation rates that would be appropriate for additional development, having regard to potential change in lifestyles, increased densities, and land uses that could result in an increase in flows over the current rates.

20. Determine the capacity of the sewage treatment plant to treat flows in excess of its design. (Compare the test results for the conditions of average day to maximum day to peak hour ratio versus the design conditions.) This assessment is to consider both the sewage flows and appropriate strength parameters, taking into consideration the expected changes in sewage strengths through elimination of infiltration with and new development. Determine the capacity of the sewage treatment plant units to treat sewage flow greater than 3.0 mgd and produce an effluent quality that does not exceed the assimilative capacity of Rogers Creek. The critical effluent parameters are known to include: nitrogen in all phases; phosphorous, total and soluble, BOD and residual chlorine. The Ministry's "Blue book" on Water Management in Ontario, November 1978, shall apply. It should be noted that in this assessment, the full capacity of the creek will be utilized in the determination of the assimilation capacity with no reserve capacity being required. Only those parameters that are significant to the Georgetown plant are to be tested.

21. Review practical alternative treatment modifications that if incorporated into the present plant would achieve an increase in the treatment capacity within the assimilative capacity of the creek. Recommend the most appropriate treatment plant expansion program and tabulate the design parameters for the recommended additional works. Also tabulate the recommended revised design parameters for the existing plant treatment units.

22. Assess the pumping station and treatment plant to determine if mechanical or electrical standby equipment should be provided.

23. Prepare a conceptual site layout plan for the sewage treatment site showing existing and recommended works, having regard to the existing property limits of the S.T.P. site.

24. Prepare estimates of probable costs for capital works required to expand the treatment works to the ultimate capacity possible with discharge to Rogers Creek, and also the repairs necessary to the sanitary sewage collection system to reduce the current high levels of infiltration.

25. Prepare and submit 50 copies of the sewerage and sewage treatment section of the report with plans of all projects findings, assessments, recommendations, and estimates of probable costs. 25 copies of a summary of the report will be prepared, suitable for insertion into Public Works Committee and Regional Council agendas.

26. It is contemplated that regular project review meetings would be held with the consultant.

27. Investigate and allow for all subsidies available in the preparation of this report and work resulting from its implementation.

COSTS

Separate budget amounts should be itemized for on the following basis:

(a) Work at the sewage treatment plant site, including the main sewage pumping station.

(b) Sanitary sewage collection system infiltration investigation and analysis, including residential and institutional, commercial and industrial sewage flow calculation.

(c) Existing population and water use considerations.

APPENDIX VI

Correspondence from the Ministry of the Environment

Ontario

Ministry of the Environment

Central Region

RECEIVED
MAY 12 1982
PLANNING & DEVELOPMENT
REG. MUN. OF HALTON

Suite 700
150 Ferrand Dr.
Don Mills Ontario
M3C 3C3
(416) 424-3000

1982 02 25

Mr. R. Mohammed
Director
Planning & Development
Regional Municipality of Halton
P.O. Box 7000
1151 Bronte Road
Oakville, Ontario
L6J 6E1

Dear Mr. Mohammed:

Re: Halton Hills Urban Areas Review
Steering Group Meeting No. 1-82
Friday, January 29, 1982
MOE File: OG-03-02

We have reviewed the minutes of the above meeting concerning the Georgetown Sewerage and Sewage Treatment Studies and have the following comments on the concept of an expanded discharge to Roger's Creek and of planning for a future population of 40,000 people.

As I indicated at the meeting on January 29, 1982, your consultant has reviewed the performance of the existing plant and is confident that the Province's water quality objectives and criteria as set out in the publication entitled "Water Management, Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment, November 1978" can be met in an expanded facility. We concur with the consultant's conclusion that the plant facility is well operated and routinely produces a very good quality effluent. The existing facility has a rated capacity of 3.0 MIGD and based on available sewage flow records is treating existing loadings from residential and non-residential development at average daily flow rates of approximately 2.2 MIGD. The present loadings to the plant are approximately 70% of the plant's hydraulic and organic design capacity and in our view, this attributes to the degree of treatment that is being routinely achieved. Although the plant is not specifically designed for nitrogen removal, a high degree of nitrification is achieved in the plant during the summer months under existing loading conditions.

As you may be aware, the Provincial water quality objective for ammonia in the receiving stream requires that concentrations of un-ionized ammonia should not exceed 0.02 mg/L for the protection of aquatic life. From the performance studies, the consultant concludes that the ammonia objective was not exceeded during the summer period and that with modifications to the treatment processes, the Provincial water quality objective can be achieved during the winter period. Since no further degradation of the receiving stream will be permitted with an expanded discharge and all practical measures should be undertaken to upgrade water quality, it is agreed that the un-ionized ammonia concentrations in the plant's final effluent should be less than or equal to the Provincial water quality objective of 0.02 mg/L.

From tests conducted during the study, the consultant concludes that phosphorus concentrations of less than 0.3 mg/L can be achieved in the final effluent. Since all practical measures should be undertaken to upgrade water quality, the best practical treatment for phosphorus removal should be incorporated in any plant expansion. Although the Provincial water quality guideline for phosphorus in the receiving stream is currently exceeded, an expanded plant is expected to produce an effluent phosphorus concentration of 0.3 mg/L or less. As such, a significant reduction in phosphorus loadings to the stream should be achieved with a modest expansion to the plant.

From the performance studies, the consultant concludes that under all conditions observed during the study, removal of BOD_5 and suspended solids was effectively achieved. With the stringent effluent requirements set for un-ionized ammonia and phosphorus in the effluent, the BOD_5 and suspended solids concentrations in the final effluent are expected to average 5.0 mg/L or less.

In order to meet Provincial water quality objectives with respect to bacteriological quality in the receiving stream, chlorination facilities are available in the existing plant for the disinfection of plant effluent. The Provincial water quality objective for chlorine requires that the total residual chlorine in the receiving stream should not exceed 0.002 mg/L. Since all practical measures should be undertaken to upgrade water quality, the total chlorine residual in the final effluent should not exceed 0.002 mg/L. To ensure satisfactory disinfection and to meet the chlorine objective of 0.002 mg/L downstream of the plant's discharge, the consultant has proposed dechlorination of the final effluent in an expanded plant utilizing sulphur dioxide.

Based on the evaluations of existing conditions, Roger's Creek has limited capacity for waste assimilation and dilution and no further degradation will be permitted. With an expanded disharge, all practical measures shall be undertaken to upgrade water quality. There is no reserve capacity in the stream to provide an adequate margin of protection including consideration for future water uses and an expanded plant will be required to achieve an effluent of stream water quality based on the Provincial water quality

objectives for the protection of aquatic life. Based on the known critical effluent parameters, an expanded plant discharge meeting objectives for ammonia, chlorine, BOD_5, suspended solids and reducing the existing phosphorus loadings to the stream should improve existing stream water quality below the plant discharge and provide the degree of treatment required to protect Roger's Creek from future degradation.

As you may appreciate, the effluent requirements in both waste loadings and concentrations will be incorporated into a Certificate of Approval. Because of the degree of treatment required to achieve the effluent requirements, we are unable to speculate at this time as to whether these can be achieved until the details of the expanded plant are fully available. Any expansion to the plant requires the submission of a formal application for review prior to approval under the Ontario Water Resources Act. In this regard, we are confident that the terms of reference for the sewerage and sewage treatment study are sufficiently detailed to provide the necessary evaluation and assessment of the plant's performance and the documentation that should be required in support of the high quality effluent that must be achieved in an expanded plant. With respect to approval, it is recommended that your solicitors should review the proposed planning and approval procedures to ensure compliance with the Environmental Asssessment Act. This matter must be resolved before approval is issued.

Is is understood that the Steering Group and the Planning Departments of the Region and the Town have identified a desire to set the limit of the Georgetown population at 40,000 people. As I indicated at the above meeting, the average per capita flow contribution factor based on existing flows and a connected population of 17,300 real people is approximately 125 gallons per capita per day and this should be used for planning future development. Based on the above and assuming present residential/industrial/commercial ratios are maintained, the size of the plant required to serve the population of 40,000 real people which the planners are projecting could be based on the simple projection of existing loadings that are received at the plant,

(i.e. existing - 17,300 people X 125 gallons/capita/day = 2.16 MIGD

17,300 people X 0.17 lbs BOD_5/capita/day = 2,941 lbs. BOD_5/da

projected - $\frac{40,000 \text{ people}}{17,300 \text{ people}}$ X 2.16 MIGD = 5.0 MIGD

$\frac{40,000 \text{ people}}{17,300 \text{ people}}$ X 2941 lbs BOD_5/day = 6800 lbs. BOD_5/day

This is predicated on the town's attracting to the community mainly non-wet processing industries (dry industries) and controlling future organic loadings from non-residential development. However, if large wet industry is permitted, additional hydraulic and/or

organic capacity should be allocated and included in the plant expansion. Also, organic loadings from the landfill site should be reviewed based on the increased loadings received at the plant during the study in 1981 and if significant, hydraulic and organic capacity should be allocated and included in the plant expansion. On the above basis, a plant rating of 40,000 (real) people could be considered by the Ministry and future allocations against available plant capacity simplified by including non-residential contributions in the average per capita flow contribution factor of 125 gallons per capita per day.

Although the design details of the plant expansion will be reviewed and approved through the regular process, we do have the following comments for consideration. As I indicated, the proposed expansion should be liberally sized to ensure that the stipulated effluent quality will be achieved in the expanded plant. As you may be aware, the existing plant was designed for a peak hydraulic capacity of 12.0 MIGD and in our opinion this contributes to the plant's performance in achieving the high effluent quality at existing loadings at average daily flow rates of 2.2 MIGD. Therefore, the unit processes in the plant expansion should be sized based on duplicating the hydraulic and organic loading rates that produce the high effluent quality and the capacity to maintain process operations under conditions of peak flows to the plant.

The draft report does not recommend additional clarifier capacity. At the meeting, the consultant mentioned that a flow of approximately 9.0 MIGD was recorded at one time during the study. These peak flows should be projected and provided for in the expanded plant to prevent washout of activated sludge. However, the normal effluent criteria would not be required during heavy storm conditions when the flows in the stream will be elevated providing additional dilution.

When the final document is received, we proposed to review the design with our Research and Approvals staff. In the meantime, please contact our Mr. G.L. McCarty or myself if there are any comments or questions concerning our review of the draft reports.

Yours truly,

G.R. Trewin, P. Eng.
Manager
Municipal & Private Abatement Section
GLMc/ns/Fri-U

APPENDIX VII

Terms of Reference for the Georgetown Urban Area Review Stage II Study

TERMS OF REFERENCE
PRELIMINARY WORK FOR
PLANNING STUDY FOR
HALTON HILLS (GEORGETOWN)
URBAN AREA REVIEW
TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON

12 November 1980

MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS
TORONTO KINGSTON OTTAWA

SECTION 1. INTRODUCTION

(1) BACKGROUND

The Halton Hills (Georgetown) Urban Area Review is to be undertaken in 2 separate stages. Now that Stage I (Review and Evaluation of Sewerage and Sewage Treatment Systems) has commenced, it has been determined that certain elements of Stage II (Planning and Other Engineering Parts of the Project) can proceed before the results of Stage I are known. These Terms of Reference have been prepared to identify and outline those elements of Stage II which could proceed at this time.

(2) STUDY AREA

The Study Area includes all lands in the Town of Halton Hills situated within the boundaries for the urban area of Georgetown as set out in the Regional Official Plan plus adjacent Rural Area Lands set out on Map 1.

(3) OBJECTIVES

The objectives for the Consultant will be to:

(a) assess, verify and update the data base necessary to the project as required;

(b) ascertain the nature of physical constraints on development for vacant lands in the Study Area;

(c) assess the suitability of current Study Area boundaries with respect to existing and committed developments;

(d) determine the equivalent population of existing and committed development within the Study Area;

(e) provide appropriate liaison between the Consultant and the Steering Group, involved agencies and other affected parties;

and

(f) conduct all aspects of the Study so as to be fully prepared to provide expert evidence at any related hearings of the Ontario Municipal Board.

SECTION 2. PROJECT OUTLINE

(1) PHASE 1 - PROJECT ORGANIZATION

(a) PROJECT ORGANIZATION MEETING (Mtg. #1):

A project organization meeting will be held with the Steering Group so as to:

(i) establish working relationships;

(ii) review the project objectives;

(iii) make any necessary changes to the Terms of Reference; and

(iv) obtain background information including studies, reports, documents, mapping and aerial photographs.

(b) REVIEW BACKGROUND INFORMATION:

The Consultant will assemble existing studies, reports and other documents which have an influence on the Georgetown Urban Area. This background information will be carefully reviewed to assess its relevance to this project and to give some perspective to the issues involved.

(c) ASSESS DATA REQUIREMENTS:

Wherever possible, the Consultant will use existing data so as not to duplicate prior work. The review of background information will provide an inventory of existing data.

Data sources will include various documents and mapping prepared by or for the Town of Halton Hills, the Regional Municipality of Halton, the Ministry of the Environment, other Provincial Ministries and related agencies such as the Conservation Authority. The Consultant will examine each source to determine whether the data are still useful and current.

The data to be examined will include any of the following items which are available:

(i) land use inventory and mapping;

(ii) current population statistics;

(iii) latest consolidation of Official Plans and Zoning By-laws which cover the Study Area;

(iv) land capability reports and mapping;

(v) reports and mapping regarding hazard lands, environmentally sensitive areas, and other development constraints;

(vi) current industrial and commercial floorspace data;

(vii) most recent plans and reports on the water supply and sanitary sewerage systems;

(viii) current air photographs, assessment maps and topographic maps;

(ix) building permit summaries;

(x) information outlining the location, land use and density of use in development applications having achieved draft approval status; and

(xi) other reports pertaining to housing, land tenure, employment and economic base.

The Consultant will conclude this aspect of the project by identifying any additional data which will be required to provide a comprehensive, up-to-date data base for the project. The extent of any new mapping, sampling or other field work necessary to the project will also be determined.

(d) CONTACT INVOLVED AGENCIES:

The Consultant will establish contact with municipal officials and representatives of agencies responsible for, or concerned with, the future development of the Study Area. The agencies may include:

- Regional Agencies;
- Town Departments;
- Boards of Education;
- Health Unit;
- Utility Companies;

- Ministry of Housing;
- Ministry of the Environment;
- Ministry of Industry and Tourism;
- Ministry of Intergovernmental Affairs;
- Ministry of Natural Resources;
- Ministry of Transportation and Communications;
- Ministry of Treasury and Economics;
- Ontario Housing Corporation; and
- such other agencies as may be deemed appropriate.

(e) PREPARE BASE MAPPING:

Working from existing base mapping to be supplied by the Town, the Consultant will prepare mapping of the Study Area at the scale(s) required for specific purposes. Base mapping will be prepared at a size appropriate for display as exhibits at hearings.

(f) INITIAL REVIEW MEETING (Mtg. #2):

At this key point in the Study, the Consultant will meet with the Steering Group to review progress and receive direction on several elements of the project. Agenda items for this meeting should include:

(i) reviewing data, mapping and sampling requirements for the project;

(ii) determining the extent of any desired public participation for the project; and

(iii) making any necessary refinements to the Terms of Reference.

(2) PHASE 2 - RESEARCH AND ANALYSIS

(a) FIELD SURVEYS AND MAPPING:

The Consultant will undertake field surveys to obtain data not available in other forms or from other sources.

Certain key data will be mapped or graphically illustrated as required for the project. This information will be used to provide an accurate inventory of existing conditions and to validate existing data.

(b) DEVELOPMENT CONSTRAINTS:

An examination of undeveloped lands within the Study Area will be undertaken in order to ascertain any physical constraints on their development. Factors such as accessibility, soils, slope, drainage and vegetation will be utilized to identify these constraints. This information will be required for a current boundary assessment regardless of the outcome of Stage I.

(c) EXISTING AND COMMITTED DEVELOPMENT:

The current Study Area boundaries will be assessed with respect to the equivalent population of existing and committed development. Committed development refers to development projects which have achieved draft approval status. All information outlining the land use type and density of committed developments will be compiled. The corresponding anticipated population in combination with the existing total population will be translated into an equivalent population figure using current per capita flows derived from Stage I.

This analysis will indicate the surplus equivalent population, if any, currently made available by the 30,000 constraint.

(d) EQUIVALENT POPULATION SURPLUS:

If it is determined that the equivalent population of existing and committed development is less than 30,000, the analysis will be expanded to include an assessment of the amount of land which could be developed without exceeding the 30,000 constraint. This amount of land will be compared to the amount of land physically suitable for development within the Study Area boundaries so as to

assess the current suitability of those boundaries. The analysis will take into account existing policies for the redevelopment of lands within the Study Area.

(e) DRAFT BACKGROUND REPORT:

The results of the research and analysis phase will be summarized in a Background Report, suitably illustrated with appropriate maps, tables, etc., for presentation and review by the Steering Group.

(f) REPORT REVIEW MEETING (Mtg. #3):

Once the draft Background Report is submitted, a meeting will be held with the Steering Group to review the draft Report and to receive instructions on any revisions to be made.

(e) FINAL BACKGROUND REPORT:

The Consultant will revise the draft Background Report in accordance with instructions received from the Steering Group at Meeting #2.

SECTION 3. PROJECT REPORTS AND MAPPING

(1) REPORT COPIES

The Consultant will submit fifteen (15) copies of the draft Background Report and fifteen (15) copies of the final Background Report.

(2) TEXT REPRODUCTION AND SIZE

All Reports will be clean-typed and reproduced by gestetner, offset or similar method. An upright letter size (8 1/2" x 11") format will be used.

(3) MAP PREPARATION AND REPRODUCTION

All base mapping will be fair drawn in ink on dylar or equal drafting material. For graphic effect, working drawings for discussion or display purposes or for subsequent use as hearing exhibits may be prepared using coloured marking pens or other suitable materials on contact prints of the base mapping. All maps which will form part of the Background Report will be photographically reduced and printed.

(4) UNITS OF MEASUREMENT

All measurements in the Reports will be stated in metric units with their imperial equivalents shown in brackets.

SECTION 4. FEES AND COST ESTIMATE

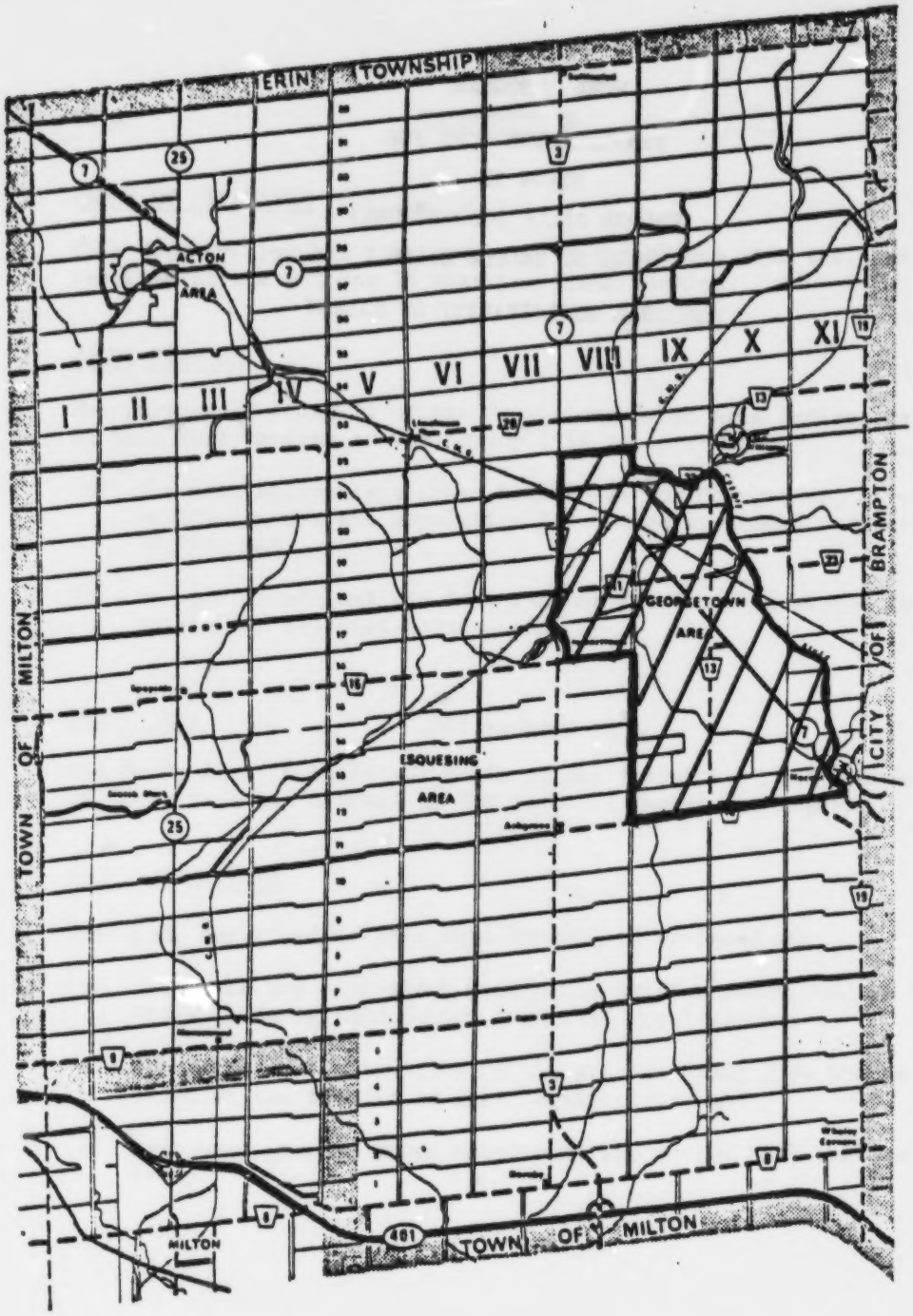
(1) FEES

The Consultant's fees for the performance of the services described herein will be in accordance with the Schedule of Fees as published from time to time by the Association of Professional Engineers of the Province of Ontario using fee basis A for principals and senior officers and using payroll cost plus one hundred and fifty percent for all other staff. In addition, the Consultant will be reimbursed for all expenses and disbursements properly incurred in conjunction with the project.

(2) COST ESTIMATE

Based on the above, our estimate of the cost of the project described in Section 2 hereof is as follows:

PHASE 1 - PROJECT ORGANIZATION	$
PHASE 2 - RESEARCH AND ANALYSIS	
TOTAL ESTIMATE:	$



STUDY AREA URBAN AREA REVIEW
(GEORGETOWN)

MAP 1

WORK PROGRAM

FINALIZATION WORK FOR
STAGE II
HALTON HILLS (GEORGETOWN)
TOWN OF HALTON HILLS

REGIONAL MUNICIPALITY OF HALTON

20 October 1981

MUNICIPAL PLANNING CONSULTANTS
DIVISION OF MPC LIMITED
TOWN PLANNERS PROFESSIONAL ENGINEERS

SECTION 1 INTRODUCTION

(1) TERMS OF REFERENCE

This Work Program has been prepared in accordance with the instructions received at the October 16 Steering Group meeting.

(2) STUDY PURPOSE

The purpose of Stage II of the Georgetown Urban Area Review (referred to in this Work Program as the "Study") is to determine:

(a) the most appropriate urban boundaries for Georgetown, given a maximum equivalent population for sewage treatment purposes of 40,000; and

(b) the preferred land use designations for the undeveloped lands within the selected boundaries.

(3) STUDY AREA

The Study Area includes all lands in the vicinity of the community of Georgetown and defined in the Stage II Background Report.

(4) STUDY OBJECTIVES

The Study described in this Work Program is designed to:

(a) translate the equivalent population surplus calculated in the Stage II Background Report into land requirements;

(b) determine the suitability of the present Study Area boundaries, based on the identified land requirements; and

(c) recommend precise urban boundaries for review with the Steering Group.

SECTION 2 PROJECT OUTLINE

The numbering sequence for project phases and meetings is a continuation of the numbering sequence begun in the Work Program on the Preliminary Work for Stage II of the Halton Hills (Georgetown) Urban Area Review (dated: 10 February 1981).

(3) PHASE 3 - DESIGN AND EVALUATION

(a) SERVICING REVIEW:

The servicing review work will be carried out by Study Team members from Gore & Storrie Limited. The review will consider the major servicing systems of water supply, sewage collection and storm water drainage for the major blocks of unserviced lands within the Study Area boundaries. The review will include the examination of present data, systems, and servicing reports for the:

- water supply;
- trunk water distribution system;
- sewage treatment and disposal;
- trunk sewage collection system;
- trunk storm drainage systems.

The analysis will provide the conceptual schemes and works to enable the areas in question to be developed as planned. Generalized costs of such schemes and works will be estimated considering several phases, if possible, in order to ascertain the unit costs per acre for the trunk facilities and works. This data will assist in evaluating the general economics of developing the areas in question and to identify any possible contraints on the location or form of future development.

(b) FUTURE LAND REQUIREMENTS:

The Consultant will estimate future land requirements in the Study Area based on the equivalent population surplus identified in Table 10 of the Stage II Background Report. Where appropriate, Official Plan policies on density and similar land use standards will be applied. Land requirements (including any vacancy allowance) will be specified for residential, institution, commercial, industrial and open space activities. Preferred locations for these land uses will also be identified at a level of detail suitable for Secondary Plan purposes.

(c) PRESENTATION MEETING (MTG. #4):

The Consultant will meet with the Steering Group to present the findings on future land requirements.

(d) BOUNDARY ASSESSMENT:

The Consultant will assess the approved urban boundaries of Georgetown in relation to updated equivalent population figures, future land requirements and considering significant physical features, development constraints, servicing considerations and other pertinent factors.

(e) NEW BOUNDARY DEFINITION:

The Consultant will recommend precise urban boundaries for Georgetown sufficient to accommodate development to a maximum equivalent population of 40,000, in accordance with the preferred land use plan.

(f) DRAFT STUDY REPORT:

The Consultant will prepare a draft Study Report summarizing the findings of the design and evaluation phase of the Study. The draft Study Report will set out the Consultant's recommendations on future land needs and urban area boundaries.

(g) REPORT PRESENTATION MEETING (MTG. #5):

Once the draft Study Report is submitted, a meeting will be held with the Steering Group to review the draft Report and to receive instructions on any revisions to be made.

(4) PHASE 4 - STUDY CONCLUSION

(a) REVISE STUDY REPORT (MTG.#6)

The draft Study Report will be revised according to instructions received at Meeting #5 and presented to Town and Regional Councils.

(b) PUBLIC MEETING (MTG. #7):

A meeting will be held to present the findings of the Study to ratepayers and other interested parties.

(c) FINAL STUDY REPORT:

A final Study Report will subsequently be revised and prepared by the Consultant to incorporate instructions received from the Steering Group.

(5) PROJECT REPORTS AND MAPPING

(a) REPORT COPIES:

The Consultant will submit fifteen (15) copies of the Study Report.

(b) TEXT REPRODUCTION AND SIZE:

All Reports will be clean-typed and reproduced by gestetner, offset or similar method. An upright, letter-size (8 1/2" x 11") format will be used.

(c) MAP PREPARATION AND REPRODUCTION:

All base mapping will be fair drawn in ink on dylar or equal drafting material. For graphic effect, working drawings for discussion or display purposes or for subsequent use as hearing exhibits may be prepared using coloured marking pens or other suitable materials on contact prints of the base mapping. All maps which will form part of the Reports will be photographically reduced and printed.

SECTION 3

ADDITIONAL AND SPECIAL SERVICES

In additional to the services described in the Study Approach, the Consultant will be available to assist the Steering Group, the Town or the Region by providing such additional and special services as may be required either during or following the completion of the Study. Such additional and special services could include:

(1) attendance at additional meetings;

(2) conducting any additional studies or preparing any additional reports;

(3) preparation of any Secondary Plans or Official Plan Amendments to implement the selected growth strategy;

(4) preparations for and attendance at any hearings of the Ontario Municipal Board or other tribunals; and

(5) advice and consultation on matters relating to this Study.

SECTION 4 COST ESTIMATE

(1) BASIC STUDY

Our estimate of the cost, including fees and expenses, of the project described in Section 2 hereof is $22,000.

(2) ADDITIONAL AND SPECIAL SERVICES

The Consultant will undertake any additional or special services which may be requested on a time plus disbursement basis. As the extent of such additional and special services which may be required is unknown at this time, no cost estimate has been provided.

(3) CONDITIONS OF ESTIMATES

The above cost estimate includes an allowance for revisions as follows:

revisions to draft Study Report.....	$ 550.
revisions to revised Study Report.....	1,000.
TOTAL ALLOWANCE:	$ 1,550.

As the extent of the revisions that may be required is unknown, any excess over the aforementioned allowances will be charged, on an actual time plus disbursement basis.

APPENDIX VIII

Public Consultation

APPENDIX VIII: PUBLIC CONSULTATION

The public consultation program undertaken as part of the Georgetown Urban Area Review Study process leading to the preparation of this Official Plan Amendment can be subdivided into three parts as follows:

1. Meetings of the Halton Hills Urban Areas Review Steering Group.

2. Public meetings on the Georgetown Urban Area Boundary.

3. Regional Municipality of Halton Council and Planning and Public Works Committee Review of the Georgetown Urban Area Review Study and its progress.

The attached material is documentation of the public consultation process and opportunities for input regarding the Georgetown Urban Area Review.

1. Halton Hills Urban Areas Review Steering Group

In March 1980, both Councils for the Town of Halton Hills and the Regional Municipality of Halton formed a Steering Group, the Halton Hills Urban Areas Review Steering Group, to direct the Georgetown and Acton Urban Areas Review. This Steering Group consists of the Mayor of the Town of Halton Hills; the Chairman of the Halton Regional Council; the Chairman of the Town of Halton Hills Subsidiary Planning Committee; and the Chairman of the Region of Halton Planning Committee. In addition to these, there are also representatives of local and Regional Departments including Planning, Engineering and Public Works, and the Region of Halton Business Development Department. An Ontario Ministry of the Environment representative also sat on the Steering Group (see Attachment "A").

The Steering Group first met on March 24, 1980. From March 1980 to May 1982 the Steering Group held a total of 16 meetings at which the Georgetown Urban Area Review Study was discussed and its progress reviewed. On May 18, 1982, the Steering Group reviewed the summary and analysis of comments received from the public meeting which was held on March 18, 1982. At that time the Steering Group also approved the three reports: The Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, February 1982; the Halton Hills (Georgetown) Urban Area Review Background Report, Stage II, November 1981; and the Halton

Hills (Georgetown) Study Report, Stage II, May 1982, (refer to Appendices I, II and III) prepared by the consultants and recommended that they be used as a basis in the preparation of the local Official Plan and Regional Official Plan Amendment regarding the Georgetown Urban Area.

During this period, members of the Steering Group and local and Regional Staff also had a number of meetings with the consultants and the Ministry of the Environment staff.

The Minutes of the Halton Hills Urban Areas Review Steering Group meetings are available at the Halton Region Planning and Development Department office.

2. Public Meetings on the Georgetown Urban Area Boundary

A public meeting was held in Georgetown on March 18, 1982 which was advertised in the local newspapers two consecutive weeks prior to that date and at which about 90 members of the public were in attendance (see Attachment "B"). The purpose of this public meeting was to obtain comments on the results of the Georgetown Urban Area Study and recommended an Urban Area for Georgetown (refer to Attachment "C").

The submissions and comments received from this public meeting were considered in the preparation of the Study Report, Stage II, Halton Hills (Georgetown) Urban Area Review, May 1982, and on which this amendment is primarily based.

A public meeting, which was advertised in local papers throughout the Region (refer to Attachment C-1), was held regarding the proposed amendment to the Official Plan for the Halton Planning Area which was based on the results and recommendation of the Halton Hills (Georgetown) Urban Area Review Study reports.

3. Regional Municipality of Halton Council and Planning and Public Works Committee Review of the Georgetown Urban Area Review Study and Its Progress

Action and information reviewed by the Region of Halton Planning and Public Works Committee and Regional Council regarding the Georgetown Urban Area Review are listed as follows with attachments as noted:

a) Council selected the consulting consortium to undertake the Georgetown Urban Area Review Study on 80 08 20 (see Attachment "D").

b) Regional Council on 81 01 07 approved the Terms of Reference for the Preliminary Planning Study of the Georgetown Urban Area Review to be undertaken by Municipal Planning Consultants (refer to Attachment "E")

c) Regional Council on 81 11 04 approved the Work Program for the finalization of the Stage II Study of the Georgetown Urban Area Review to be undertaken by Municipal Planning Consultants. (refer to Attachment "F")

d) The Planning and Public Works Committee received a presentation by the consultants on the Georgetown Urban Area Review Sewerage and Sewage Treatment Study Results, the Background Study results and the Draft Study results on 82 03 10 and Council on 82 03 17 authorized that a joint public meeting between the Town of Halton Hills and the Region of Halton be held on March 18, 1982 at the Georgetown Centennial Public School to receive public input on the findings of the study (see Attachment "G").

e) Regional Council adopted the Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, the Background Report, Stage II, and the Study Report, Stage II on 82 06 23 and directed Regional staff to prepare an Amendment to the Official Plan for the Halton Planning Area based on the findings and recommendations of these reports and at the same time requested the Town of Halton Hills to direct their consultant to use these reports as a basis for the preparation for the Town of Halton Hills Official Plan (see Attachement "H").

The Halton Hills (Georgetown) Urban Area Review was undertaken jointly by the Regional Municipality of Halton and the Town of Halton Hills. Consequently, all action and information regarding the Georgetown Urban Area Review received and reviewed by Regional Planning and Public Works Committee and Council, as noted above, was also reviewed and received by the Town of Halton Hills Subsidiary Planning Committee and Council (but on different dates) and thereby provided additional opportunities for public involvement.

ATTACHMENT "A"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE March 5, 1980

Moved by: E. Woods

Seconded by: D. Gordon

D.R.P. Report No. 21-80 re: Halton Hills (Georgetown) Urban Area Review.

RECOMMENDATION

THAT the terms of reference for a study of the Halton Hills, Urban Areas, submitted in conjunction with D.R.P. 21/80 dated 80 02 13, be approved

THAT a Steering Group consisting of:

a) Mayor of the Town of Halton Hills,

b) Chairman of Subsidiary Planning Committee, Town of Halton Hills,

c) Chairman of Halton Regional Council

d) Chairman of Planning Committee, Region of Halton, and representatives from:

   a) Planning Department, Town of Halton Hills

   b) Engineering Department, Town of Halton Hills

   c) Planning Department, Region of Halton

   d) Public Works Department, Region of Halton

   e) Business Development Department, Region of Halton

   f) Ministry of Environment, Ontario

be formed to direct the above study.

THAT the Steering Group invite several consultants (or consortiums of consultants) to submit a proposal detailing study approach, tasks to be performed, and cost estimates for the study.

Carried.

J. N. Raftis
REGIONAL CHAIRMAN

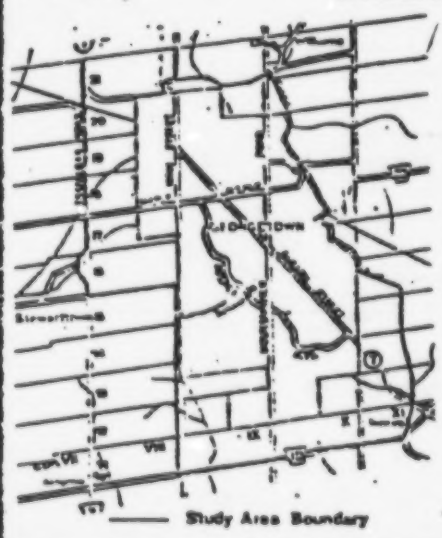
CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

ATTACHMENT "B"

Georgetown Independent
March 10, 17, 1982

The Town of Halton Hills
and The Region of Halton

NOTICE OF PUBLIC MEETING



GEORGETOWN URBAN AREA BOUNDARY STUDY

A Public Meeting will be conducted to present the final report of the Halton Hills Georgetown Urban. The foregoing will involve the presentation of the Consultant's Report on the Georgetown Urban Boundary Study.

ALL INTERESTED CITIZENS AND PROPERTY OWNERS WELCOME.

Thursday, March 18th, 1982
at 7:00 p.m.

Centennial Public School,
Delrex Boulevard south of Highway No. 7

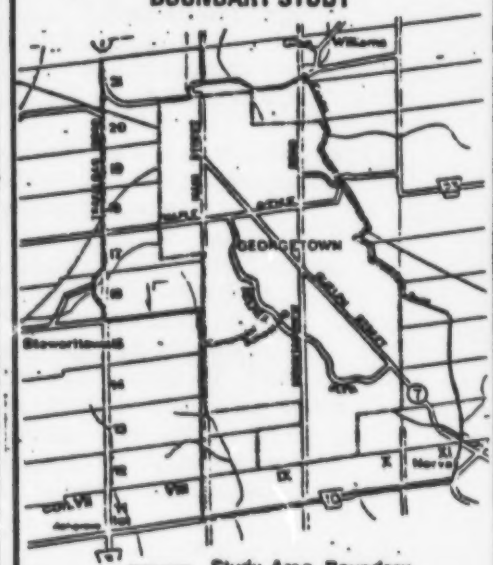
B. D. MacLean, B. A. (M.C.I.P.)
Acting Director of Planning
Town of Halton Hills
877-5185

Study Area Boundary

Georgetown Herald
March 10,17,1982

Town of
HALTON HILLS
877-5185

NOTICE OF PUBLIC MEETING
GEORGETOWN URBAN AREA BOUNDARY STUDY



Study Area Boundary

A Public Meeting will be conducted to present the final report of the Halton Hills Georgetown Urban Area. The foregoing will involve the presentation of the Consultants Report on the Georgetown Urban Area Boundary Study.

ALL INTERESTED CITIZENS AND PROPERTY OWNERS WELCOME

TIME: Thursday, March 18th., 1982 at 7:00 p.m.

LOCATION: Centennial Public School
Delrex Boulevard South at Highway No. 7

B.D. MacLean, B.A. (M.C.I.P.)
Acting Director of Planning
Town of Halton Hills
877-5185

ATTACHMENT "C"

REGIONAL MUNICIPALITY OF HALTON

TOWN OF HALTON HILLS

Halton Hills (Georgetown) Urban Area Review Study

Public Meeting

1982 03 18 * 7 pm * Centennial Public School

A G E N D A

7:00 - 7:10 pm	Introduction--Councillor Mike Armstrong, Chairman, Halton Hills Urban Areas Review Steering Group
7:10 - 8:00 pm	Presentation of Study Results-- (a) Stage I, Sewerage and Sewage Treatment Part, Mr Norm Huggins, Gore and Storrie Ltd (b) Stage II, Planning and Other Engineering Part, Mr David Barber, Municipal Planning Consultants
8:00 - 8:45 pm	Questions and Answers
8:45 - 9:00 pm	C O F F E E B R E A K
9:00 - 10:00 pm	Informal Workshop

* * * * * * * * * * *

Your comments on this Study are appreciated. Please use the REVERSE SIDE for your comments or send us a brief by 1982 04 09. Thank you for coming out to this meeting.

ATTACHMENT "C"

MINUTES

Halton Hills (Georgetown) Urban Area Review Study

Minutes of the Halton Hills (Georgetown) Urban Area Review Study meeting held on Thursday, March 18th, 1982 at 7:00 p.m. at Centennial Public School.

PRESENT: Chairman, Councillor M. T. Armstrong; Mayor P. D. Pomeroy; K. R. Richardson; B. D. MacLean; D. Perlin; R. Mohammed; R. Cripps; D. Barber, Municipal Planning Consultants; N. Huggins, Gore and Storrie Ltd.

The Chairman opened the meeting by introducing the various members of the Steering Committee and explained how the study was conducted and then introduced the Consultant's, Dave Barber of Municipal Planning Consultants and Norm Huggins of Gore and Storrie Ltd. who both gave a short presentation with respect to Stages I and II of the Study.

After the presentation, the Chairman thanked the Consultants for their presentation and asked the public if there were any questions they wished to ask with respect to same.

Mr. Monty Hyde wished to have something clarified. He noted that in the initial part of the presentation, Mr. Barber indicates that the existing or committed population of 28,000 included the population of the hamlets of Norval, Glen Williams and Stewarttown. In the latter part of the presentation he goes on to say that those three hamlets were to be excluded from the urban portion. Does the proposal mean that the three hamlets will be serviced with sewers for their existing development or will the proposal exclude servicing?

Mr. Barber firstly pointed out that the existing population was 18,000 not 28,000. As far as the servicing was concerned, there was a resolution passed by Town Council some years ago which said if the sewage treatment plant were to expand, capacity be set aside so that all three hamlets could be serviced if required. He understands that in the Secondary Plans sewers were proposed but capacity has been set aside if needed.

Mr. Hyde asked if the sewage capacity for the three hamlets was going to be reserved do that at some future time the Town decides to service those hamlets they could do so.

Mr. Barber explained that even though the three hamlets were excluded from the boundary of the urban area, there was still capacity for 40,000 to service the three hamlets.

Another member of the public, Mr. Tut Harrison, also had a few questions he wished to ask. He stated that a lot of reference has been made with respect to the capacity of our disposal plant. The areas they are talking about servicing are all outside the present mains. They have already opened up some of the land on the outside area. Have we got enough capacity to go through the present lines to get to the disposal plant or will they have to use forcemains which on occasion break down? What kind of planning has been made in case this happens? How are you going to handle it if it does? He noted that when it happened in Moore Park sewage was dumped raw into Silver Creek. There is also a forcemain on John Street and this area has been built up extensively and when the system broke down raw sewage found its way into the Credit River.

He also wanted to know who was going to pay for this? All the taxpayers or only the users? He noted that subdividers usually pick up the tab and then pass it on the the home buyers.

The Chairman advised that Mr. Huggins would answer his question regarding sewage and his second question of who was going to pay for it, the Consultants have nothing to do with that but be would be more than happy to answer it.

Mr. Huggins stated that new sewers would be required in some areas otherwise old mains will be used. No new pumping stations are required and he also advised that if installed properly, there should be no breakdowns.

The Chairman answered with respect to "who is going to pay for it"? The Regional policy at this particular point, because sewage is a Regional responsibility and not the Town's, it is being financed obviously by the developers under the Regional policy.

Mr. Ted Phelps asked with respect to Section 4 of the Report, has the timing been set for the sequence of events as contained in the recommendations and if so, what generally would that be?

Mr. Barber advised that the recommendation, until such time as the report is formally accepted by the Town and by the Region, that will be the time when the recommendations will or will not be implemented.

Mr. Mike Millard asked if the Consultants could venture a guess as to how much would be affected by forcemains and how much would be basically gravity sewers? What would be the percentage that would be purely serviced by gravity?

Mr. Huggins stated that most of them were gravity but there could be times when it is forcemained.

Mr. William Hall asked if there was a target date for the urban area?

Mr. Barber advised that this project was conducted to find out how big a boundary was needed to reach the sewage capacity of 40,000 if this population is ever reached.

Mr. Hall wondered where the population of 40,000 came from?

Mr. Barber answered that the figure of 40,000 came out of the Stage I report of Gore and Storrie Ltd. on the Sewage Treatment Plant and they had determined that the Plant could accommodate a population of 40,000.

The Chairman pointed out that they have had Ministry of Environment staff working closely on the project.

Mr. Hamilton asked if any work would be required on the Sewage Treatment Plant to service 40,000?

Mr. Huggins advised him yes, work would be required.

Mr. Chuck Evers asked if we're living on borrowed time right now as far as the Sewage Treatment Plant is concerned, why is there a committed population of 40,000 when the present plant cannot meet 30,000?

Mr. Barber stated that according to the Ministry of Environment, there is enough capacity to look after the existing population.

Mr. Murray Lawton commented that the Ministry of Environment keeps changing the Plant's capacity. He thought they had set a population figure of 40,000 about 7 or 8 years ago.

Mr. John Wood asked what would be the nature of industries locating in the area in the future?

The Chairman advised that he did not think the Consultants could answer this question. This will be a political

question and he doesn't know who's going to be around to make it.

Mr. Bill Manderson directed his question to Mr. Barber with regard to residential development. He noted that growth is heavily weighted to low density residential and is this realistic under present market conditions?

Mr. Barber answered that Georgetown has a character of mixed housing, low, medium density, etc. and it would be appropriate to have new development kept in the same character and this assumption was made in preparing the study. However, the new Official Plan will determine the types of housing and he is assuming this will not change drastically.

Mr. Roy Yestad asked the Chairman about the Region's responsibility for the cost of this. He recalled that at the last expansion of the Plant there was a lot of controversy about who was to pay for this. Can you see that sort of thing coming up again?

The Chairman suggested that Mayor Pomeroy answer this question.

The Mayor noted that there was a lot of discussion about the amount of money it cost to build the expansion onto the Plant that's there now and there is going to be in the future, in respect to the 7 or 8 million dollars it's going to cost to do the work that has to be done. The theory is now and it's been approved by the Region up to a certain extent that any additional growth, be it residential or industrial, that portion of the growth will pay for whatever capital costs are incurred to that there won't be a burden on the existing taxpayers. That's the theory that's being used now so most of the costs of the expansion will be picked up by the land developers and there is a small balance though that has to be determined and that's the part that Mr. Huggins mentioned earlier that deals with the upgrading that has to be done now and the cost will have to be borne by the Region.

Mr. Doug Penrice commented on the 7 million dollar capital cost. Does that include any of the trunk sewers that are on page 6 of the Study?

Mr. Huggins advised that this was only for the Plant itself.

Mr. Lambert noted that the study does not seem to address any phasing. Is that accurate?

Mr. Barber indicated that the phasing question has not been addressed in the study possibly because the purpose of this particular project was to draw an urban boundary. It is going to have to be determined what land uses, i.e. residential areas, are going to have to be located as well as industrial areas and at some point a staging plan is going to have to be developed and it is proposed that it will be done in conjunction with the Town's new Official Plan.

Mr. Lambert then asked when the Official Plan might be completed?

The Chairman answered this question as best he could by advising that a consulting firm has been retained to prepare the Official Plan and he assumed that hopefully it would be completed by the end of 1982.

Mr. Lawton asked if this Study will time in with the Official Plan?

The Chairman stated that this was being done for the Region and the Regional Official Plan states that the local Official Plan must be formed so that the amendment which has to be prepared can be and then there will be a second public meeting to deal with that.

Mr. Lawton asked the Mayor for an estimation of time when the Official Plan would be completed and this Study approved?

Major Pomeroy explained the process which must be followed for this to happen. First there is a public meeting and submissions and it then comes back before Local and Regional Council and whatever submissions have been made are taken into consideration. When the final recommendations are made it then goes to Regional Council with a recommendation to prepare an Official Plan amendment for the new urban boundary for the Town of Georgetown which should take approximately one and a half months. The recommendation would then go to Regional staff to prepare a Regional Official Plan amendment which should not take too long and then there's the approval process by the Province which takes the longest. There could also be objections and in this regard the Mayor could not answer how long. It should however be in the Province's hands within a couple of months.

The Chairman asked for further questions and there being none he apologized for the acoustics in the auditorium and hoped they would have a public address system for the next meeting.

He also wished to clarify a question which was asked by Mr. Yestad in respect to the funding for the studies themselves. The studies, primarily the sewage treatment study by Gore and Storrie Ltd., was funded primarily by the developers and this is public information if anyone wishes to know. As far as the planning study is concerned, it has been funded by both the Region and the Town.

As there were no further questions, the Chairman advised that submissions would be received by the Region or the Town Planning Department up to April 9th, 1982.

He thanked everyone for attending the meeting and the meeting adjourned at 8:50 p.m.

ATTACHMENT "C-1"

The Regional Municipality of Halton

NOTICE OF PUBLIC MEETING

All interested persons are invited to attend a Public Meeting of
The Planning and Public Works Committee
on
Amendment No. 4 to the Official Plan for the Halton Planning Area regarding
The Georgetown Urban Area
at the
Regional Administration Building
1151 Bronte Road, Oakville
on
Wednesday, July 14th, 1982, at 9:30 a.m.

Copies of Amendment No. 4 may be viewed at the Regional Clerk's Office, at the Regional Administration Building, 1151 Bronte Road, Oakville, Ontario, between 8:30 a.m. and 4:30 p.m. weekdays.

If you would wish to appear as a delegation, or receive a copy of the Amendment No. 4, please contact the Regional Clerk at 827-2181, Ext. 334, prior to the Meeting.

William Johnson,
Planning & Public Works Committee

July 7,1982

The Oakville Beaver
The Georgetown Independent
The Acton Free Press
The Milton Champion
The Burlington Post

July 9, 1982

The Georgetown Herald

ATTACHMENT "D"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE August 20, 1980

Moved by: L. Mannell Seconded by: W. Johnson

D.R.P. Report No. 103-80 re: Halton Hills (Georgetown) Urban Area Review Study, Consultant Selection and Financial Arrangements.

The following recommendation was presented to and approved by Regional Council at their meeting No. 15-80, held Wednesday, August 6, 1980:

THAT the consulting group of Municipal Planning Consultants and Gore and Storrie Limited be selected to undertake the Halton Hills (Georgetown) Urban Area Review Study, with the stipulation that Mr. George Powell, of Gore and Storrie Ltd., be on the study team and provide direction throughout the sewerage and sewage treatment part of the study;

THAT the Region enter into an agreement with the aforementioned group to undertake the sewerage and sewage treatment part of the Study for a total cost not exceeding $119,000.00;

THAT the Regional Chairman and Regional Clerk be authorized to sign all necessary documents pertaining to this agreement;

THAT the total cost of this sewerage and sewage treatment part of the Study be paid for by those landowners who have requested referral of the Georgetown urban area boundaries in the Regional Plan or who have requested their lands be included in the Study area and who are prepared to contribute towards this part of the Study, with the following conditions:

.....2

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE August 20, 1980

Moved by: L. Mannell Seconded by: W. Johnson

a) arrangements for the financing of this part of the Study will be made to the satisfaction of the Regional Treasurer and the Regional Solicitor before any work is commenced on the study.

b) the Study will be under the complete control and direction of the Halton Hills Urban Areas Review Steering Group;

c) the participating landowners collectively will be permitted to send one representative to attend the Steering Group meetings as an observer and liaison person;

d) agendas, approved minutes of meetings and consultant reports, will be made available to the participating landowners; and

e) upon the completion of the Georgetown Urban Area Study landowners who have not contributed towards the Study will be requested, on a best effort basis, to reimburse on a pro-rata basis, those who have contributed.

THAT the planning and other engineering parts of the Study be started once preliminary results of the sewerage and sewage treatment part of the Study indicate that the Georgetown sewage treatment system has a capacity in excess of the 30,000 equivalent population as set forth in the Regional Plan; and

THAT the cost of the planning part of the Study be totally funded by the Town and the Region, at this time.

Carried.

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J. N. Raftis"
REGIONAL CHAIRMAN

ATTACHMENT "E"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE January 7, 1981

Moved by: J. Grieve Seconded by: B. H. Barrett

D.R.P. Report No. 164-80 re: Georgetown Urban Area Review: Terms of Reference, Preliminary Work for Planning Study for Halton Hills (Georgetown) Urban Area Review.

RECOMMENDATION

That the terms of reference attached to D.R.P. 164/80 for Preliminary Work of Planning Study for Halton Hills (Georgetown) Urban Area Review be approved and

That the firm, Municipal Planning Consultants be contracted to undertake this Georgetown Urban Area Review at an upset limit of $17,400.and

That the Regional Municipality of Halton and the Town of Halton Hills share the cost of this study equally and

That the Regional Chairman and Regional Clerk and the Mayor and Clerk Administrator for the Town of Halton Hills be authorized to sign the necessary documents pertaining to an agreement with Municipal Planning Consultants to undertake Preliminary Work of the Planning Study for Halton Hills (Georgetown).

Carried.

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J.N. Raftis"
REGIONAL CHAIRMAN

ATTACHMENT "F"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE November 4, 1981

Moved by: D. LaCombe

Seconded by: J. Grieve

D.P.D. Report No. 130/81 re: Halton Hills (Georgetown) Urban Area Review Study, Stage II (Planning and other Engineering Parts)

RECOMMENDATION

THAT the Work Program attached to DPD 130/81 for the finalization work on the Stage II (planning and other engineering parts) Study for Halton Hills (Georgetown) Urban Area Review be approved;

THAT the firm, Municipal Planning Consultants, be contracted to carry out this Study at an upset limit of $22,000;

THAT the Regional Municipality of Halton and the Town of Halton Hills share the cost of this Study equally; and

THAT the Regional Chairman and Regional Clerk and the Mayor and the Clerk-Administrator for the Town of Halton Hills be authorized to sign the necessary documents pertaining to an agreement with Municipal Planning Consultants to undertake the aforementioned Study.

Carried.

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J.N. Raftis"
REGIONAL CHAIRMAN

ATTACHMENT "G"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE March 17, 1982

Moved by: B. Clements Seconded by: D. LaCombe

Director - Planning & Development

Report No: D.P.D. 43/82

Re: Halton Hills (Georgetown) Urban Area Review Study, Sewerage and Sewage Treatment Study Report (Stage I) and Draft Study Report (Stage II)

RECOMMENDATION

THAT the Halton Hills Urban Area Review (Georgetown) Sewerage and Sewage Treatment Study Report (Stage I), Background Report and the Draft Study Report (Stage II), prepared by the consulting consortium of Municipal Planning Consultants and Gore and Storrie Ltd., be received;

THAT a joint public meeting sponsored by the Halton Hills Urban Areas Review Steering Group on behalf of both the Town of Halton Hills and the Region of Halton to receive public input on the findings and recommendations of the Consultants' Reports be confirmed.

Carried.

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J.N. Raftis"
REGIONAL CHAIRMAN

ATTACHMENT "H"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE June 23, 1982

Moved by: T. MacDonald Seconded by: J. Little

Report No: D.P.D. 103/82

Re: Halton Hills (Georgetown) Urban Area Review and Preparation of Amendment No. 4 to the Regional Official Plan.

RECOMMENDATION

THAT the Halton Hills (Georgetown) Urban Area Review Sewerage and Sewage Treatment Study Report, February 1982, the Background Report (Stage II), November 1981, and the Study Report (Stage II), May 1982, prepared by the consulting consortium of Municipal Planning Consultants and Gore and Storrie Limited be adopted;

THAT the Town of Halton Hills direct its consultants to use these reports as the basis for the preparation of the Town of Halton Hills new Official Plan;

THAT Regional staff be authorized to proceed with the preparation of Amendment No. 4, Georgetown Urban Area, to the Regional Official Plan based on the findings and recommendations of the said reports prepared by the consulting consortium of Municipal Planning Consultants and Gore and Storrie Limited;

THAT the Regional Clerk be authorized to place Notices in local newspapers in the Region advertising the meeting of the Planning and Public Works Committee, at which Official Plan Amendment No. 4, Georgetown Urban Area, is considered for adoption, as a public meeting.

Carried.

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J.N. Raftis"
REGIONAL CHAIRMAN